

ORDINANCE NO. 20060727-135

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5900 CAMERON ROAD AT REINLI STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT, MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district, multifamily residence moderate high density (MF-4) district, neighborhood commercial-conditional overlay (LR-CO) combining district, and community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0093, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 5 and 6, Sheridan Park Subdivision, and Lot 32A, Resubdivision of Lots 32 and 33, Duval Heights Subdivision, subdivisions in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 189, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5900 Cameron Road at Reinli Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. Drive-in service use is prohibited as an accessory use to a commercial use.

3. The following uses of the Property are prohibited uses:

Automotive rentals
Automotive sales
Business or trade school
Drop-off recycling collection facility
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Pawn shop services
Theater

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Exterminating services
General retail sales (general)
Indoor entertainment
Medical office (exceeding 5000 sq.ft.
of gross floor area)
Service station

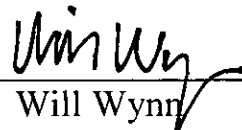
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 7, 2006.


PASSED AND APPROVED

July 27, 2006

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Will Wynn
Mayor

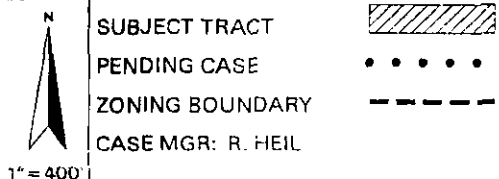
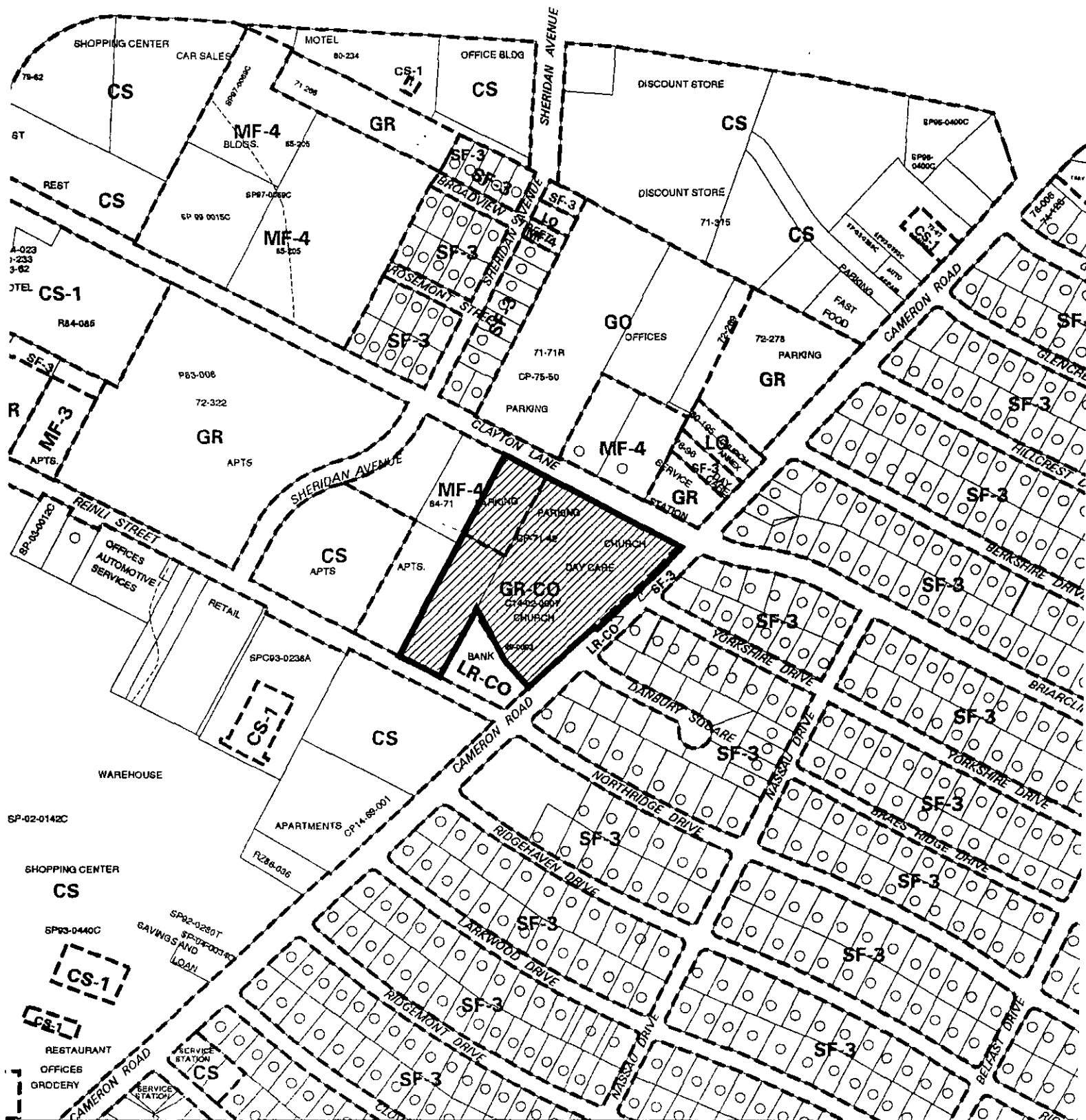
APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

U.S. HIGHWAY 290



ZONING EXHIBIT A

CASE #: C14-06-0093

ADDRESS: 5900 CAMERON RD AT

REINLI ST

SUBJECT AREA (acres): N/A

DATE: 06-04

INTLS: SM

CITY GRID
REFERENCE
NUMBER
L26